

LOS ANGELES COUNTY **LAFCO**

LOCAL AGENCY FORMATION COMMISSION

COUNTY DEPARTMENTS

- ANIMAL CONTROL
- AUDITOR-Tax Section
- FORESTER-FIRE WARDEN
- HEALTH SERVICES-Solid Waste
- INTERNAL SERVICES-Leasing & Revenue
- INTERNAL SERVICES-911 Project
- INTERNAL SERVICES-Plans & Est.
- LIBRARY-Admin. Services
- PARKS & RECREATION-Mgmt. Serv.
- PUBLIC WORKS-Mapping Services
- REGIONAL PLANNING-Mapping Services, Room 1101
- REGISTRAR
- SHERIFF-Contract Law
- SHERIFF-Region I
- TREASURER-TAX COLLECTOR-Bus. Lic.

OTHER

- ALCOHOLIC BEVERAGE CONTROL
- A T & T
- AUTO CLUB OF SO. CALIF.
- CONDUCTING AUTHORITY
- CHP
- GTE
- METROPOLITAN WATER DISTRICT
- PACBELL
- RAND-MCNALLY
- SBE LOCAL TAX UNIT
- SO. CALIF. EDISON CO.
- SO. CALIF. GAS CO.
- STATE FINANCE-DEMOGRAPHIC RESEARCH
- THOMAS BROS. MAPS
- U.S. POSTAL SERVICE

THOMAS E. JACKSON
CHAIRMAN

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 YVONNE BRATHWAITE BURKE
 LARRY CONNELLY
 JAMES DIGIUSEPPE
 JOHN W. HASTINGS
 HENRI F. PELLISSIER
 WILLIAM WENTWORTH
 ZEV YAROSLAVSKY

ALTERNATE MEMBERS
 RICHARD ALATORRE
 KENNETH I. CHAPPELL
 RICHARD H. CLOSE
 CRISTINA CRUZ-MADRID
 GLORIA MOLINA
 LYNNE PLAMBECK

STAFF
 LARRY J. CALEMINE
 EXECUTIVE OFFICER

JUNE D. SAVALA
 EXECUTIVE ASSISTANT

**NOTICE OF COMPLETION: CITY BOUNDARY CHANGE
(UNINHABITED)**

Proceedings for the following described change of organization were completed, and the subject territory became a part of the city when the Certificate of Completion was executed by this office and recorded with the County Recorder on December 23, 1996, as Instrument No. 96-2072746 :

CITY PICO RIVERA (City Resolution No. 4301)

Designation of Proposal: "ANNEXATION NO. 14", PARCELS A, B, C, AND D Acres (Sq. Mi.) 279.76

No. of Reg. Voters N/A

RELATED JURISDICTIONAL CHANGES: Unless otherwise specified, these changes are effective on the date shown above:

ANNEXATION

DATED: DECEMBER 30, 1996
a:f1-9.noc

⑩ I.M. : 114-257
 T.G. : 676 (H4), 677 (B1)

EFF. DATE : 12-23-96

Annex. No. : 14 Parcels A, B, C & D

Exhibit "A"

ANNEXATION NO. 14, PARCELS A, B, C AND D
TO THE CITY OF PICO RIVERA
Revised Description

Approved by the Local Agency Formation Commission

PARCEL A

Beginning at the intersection of the southeasterly line of that certain parcel of land described in Parcel 5-2 of Final Order of Condemnation in favor of the County of Los Angeles, a certified copy of which is recorded in Book 45107, page 260 of Official Records in the office of the Recorder of said County (in Route 605, San Gabriel River Freeway) and a line parallel with and 20 feet southwesterly, measured at right angles, from the center line of Rose Hills Road (80 feet wide) as said center line is shown on map of Parcel Map No. 6915, filed in Book 74, page 81 of Parcel Maps in the office of the Recorder of said County, said intersection being a point in the boundary of the City of Pico Rivera as same existed on September 18, 1995, said intersection also being an angle point in the boundary of City of Industry as same existed on said date; thence southeasterly along said last mentioned city boundary and following the same in all its various courses to its first intersection with the southeasterly prolongation of that certain course having a bearing and length of North 35°42'35"W 100 feet in the southwesterly line of Parcel Map No. 13969, filed in Book 153, page 43 of said Parcel Maps, said certain course also being that certain course having a bearing and length of South 35°53'13" East 124.65 feet in the northeasterly boundary of Parcel No. 3 as

described in lease agreement entitled "Agreement No. 84-246" between the Department of the Army and said City of Pico Rivera, dated October 1, 1984, on file in the office of the City Clerk of said last mentioned city; thence leaving said last mentioned city boundary North 35°53'13" West 431 feet to the northerly terminus of said last mentioned certain course; thence continuing along said northeasterly boundary of Parcel 3 the following described courses: North 70°25'51" West 770.43 feet, North 38°25'51" West 800.84 feet and North 70°25'51" West 205.00 feet to the northerly corner of said Parcel 3; thence leaving said northeasterly boundary North 70°25'51" West along the northwesterly prolongation of said last mentioned described course to the southeasterly line of the San Gabriel River as shown on County Surveyor's Filed Map No. 10872, sheet 2 on file in the office of the County Engineer of said County; thence southwesterly and southerly along said southeasterly line to its first intersection with said boundary of the City of Pico Rivera (in Mission Mill Road); thence southeasterly and southwesterly along said last mentioned boundary to the point of beginning.

Containing: 197.76 acres
0.309 square miles

PARCEL B

Beginning at the intersection of the southwesterly line of Lot 2 Citrus Grove Heights shown on map filed in Book 22, pages 86 and 87 of Maps in the office of the County

Recorder of the County of Los Angeles and the westerly line of that certain parcel of land designated as 207 on map filed in Book 3497, pages 285 and 286 of Official Records in the office of said Recorder, said westerly line being the easterly line of Southern Pacific Railroad right-of-way, said intersection being South 66°29' East 322.81 feet, measured along said southwesterly line, from the most westerly corner of said Lot 2, said intersection being a point in the boundary of the City of Pico Rivera as same existed on September 18, 1995; thence South 16°17'00" West along said westerly line and its southerly prolongation a distance of 816.16 feet to its first intersection with the boundary of the City of Whittier as same existed on said date; thence northeasterly along last mentioned boundary and following the same in all its various courses to its first intersection with the southerly line of Whittier Boulevard, 80 feet wide; thence continuing along said boundary of the City of Whittier South 39°47'00" West 130 feet and South 25°28'09" West 486.95 feet to an angle point in said last mentioned boundary; thence leaving said boundary South 27°15'38" West 153.39 feet; thence South 15°31'09" West 125.34 feet to a point in the northwesterly boundary of Tract No. 15179 as shown on map filed in Book 337, pages 36, 37 and 38 of said Maps; thence South 57°49' West 114.33 feet along said northwesterly boundary to an angle point thereon; thence continuing along the boundary of said Tract No. 15179 the following described courses: South 19°39'30" West 161.23 feet, South 10°17'20" West 233.20 feet, South 5°52' West 279.29 feet and South 48°05'00" East 125.94 feet to the most northerly corner of Tract No. 24463 as shown on map filed in Book 637, pages 46, 47 and 48, of said Maps; thence South 19°33'50" West 1483.14

feet along the westerly line of said last mentioned tract to the most northerly corner of Tract No. 22457 as shown on map filed in Book 675, pages 77 and 78 of said Maps; thence South 19°33'50" West along the westerly line of said last mentioned tract and its southwesterly prolongation a distance of 567.72 feet to a line concentric with and 50 feet southerly, measured radial, from that certain curve concave to the southwest and having a radius of 3000 feet in the proposed center line of Dunlap Crossing Road (now known as Mines Avenue, 100 feet wide) as said proposed center line is as shown on said last mentioned map; thence westerly along said concentric curve (being the southerly line of Mines Avenue) a distance of 121 feet to the easterly line of the Southern Pacific Railroad right-of-way, 100 feet wide, as shown on County Surveyor's Filed Map No. 10269, Sheet 2 on file in the office of the County Engineer of said County; thence northwesterly in a direct line a distance of 100 feet to the intersection of the westerly line of said Southern Pacific Railroad right-of-way and of a line parallel with and 80 feet southwesterly, measured at right angle, from the northeasterly line of that certain parcel of land described in deed to the Los Angeles County Flood Control District, recorded in Book 7343, page 379 of said Official Records, said last mentioned intersection being an angle point in said boundary of the City of Pico Rivera; thence northwesterly along said last mentioned boundary and following the same in all its various courses to the point of beginning.

Containing: 73.60 acres
0.115 square miles

PARCEL C

Beginning at the northwesterly corner of Parcel Map No. 351 as shown on map filed in Book 9, Page 27 of Parcel Maps in the office of the Recorder of the County of Los Angeles, said corner being a point in the boundary of the City of Pico Rivera as same existed on September 18, 1995, the northerly line of said parcel map being the westerly prolongation of that certain course having a bearing of N 86°37'10" E in the northerly line of Parcel 2 as shown on map filed in Book 84, pages 94 and 95 of Record of Surveys in the office of said Recorder; thence North 3°22'50" West, measured at right angles from said last mentioned westerly prolongation, a distance of 200 feet; thence South 86°37'10" West, parallel with said northerly line, a distance of 982 feet to its first intersection with the northeasterly prolongation of that certain course having bearing and distance of N 58°35'23" E 539.35 feet in the westerly boundary of Parcel 1 as shown on map filed in Book 84, pages 48 and 49 of said Record of Surveys, said last mentioned certain course being in said boundary of the City of Pico Rivera; thence South 58°35'23" West 421 feet along said northeasterly prolongation to an angle point in said boundary of the City of Pico Rivera; thence easterly along said last mentioned boundary to the point of beginning.

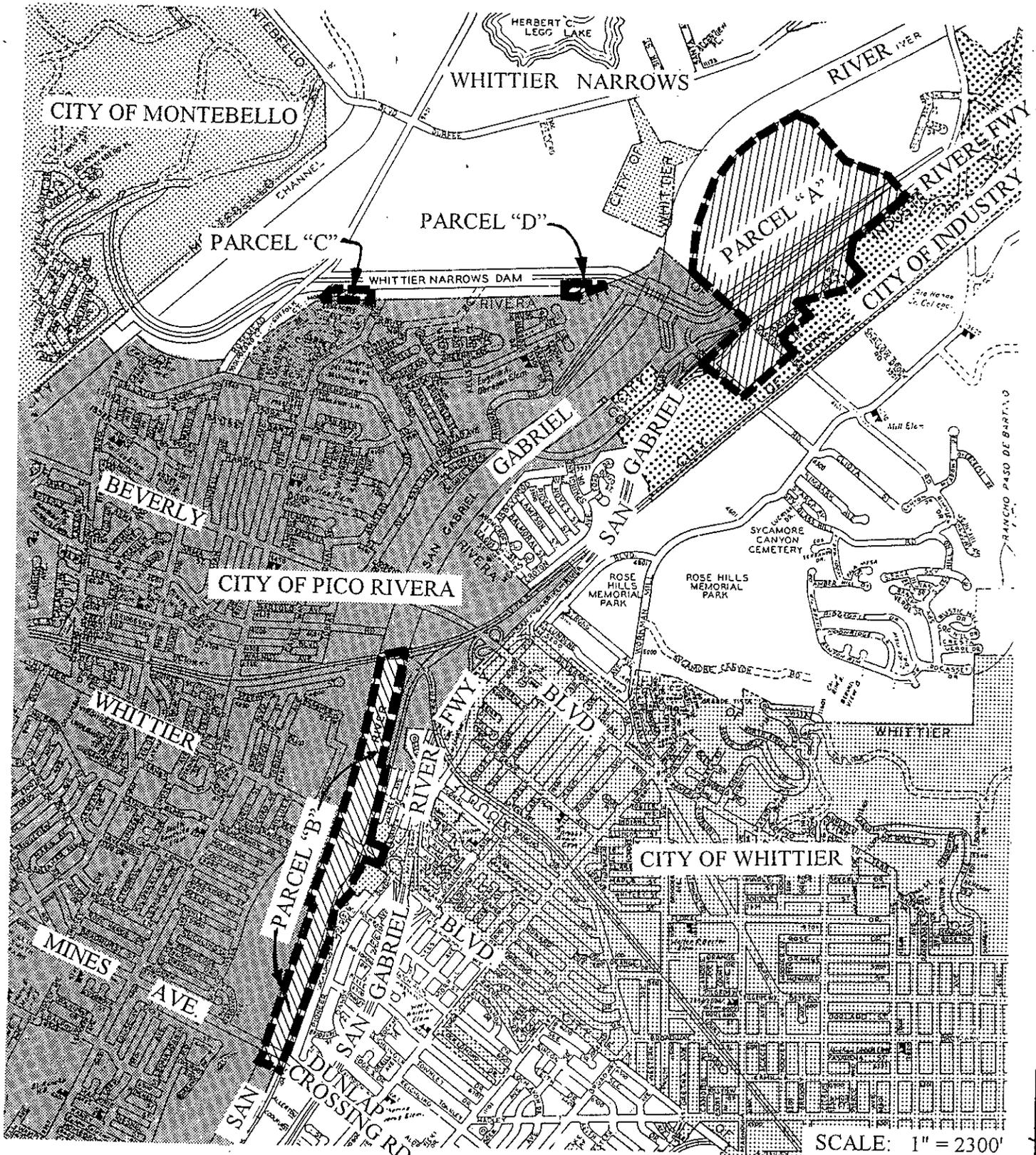
Containing: 5.14 acres
0.008 square miles

PARCEL D

Beginning at the northeasterly corner of Parcel 2 as shown on map filed in Book 84, pages 94 and 95 of Records of Surveys in the office of the Recorder of the County of Los Angeles, said corner being an angle point in the boundary of the City of Pico Rivera as same existed on September 18, 1995, the northerly line of said parcel having a bearing of N 86°37'10" E; thence North 3°22'50" West, measured at right angles from said northerly line, a distance of 200 feet; thence North 86°37'10" East 1325 feet, parallel with said northerly line, to its first intersection with said boundary of the City of Pico Rivera; thence southwesterly and westerly along said boundary to the point of beginning.

Parcel D Containing: 3.26 acres
 0.005 square miles

Total area of Parcels A, B, C and D Contains: 279.76 acres
 0.437 square miles



CITY OF MONTEBELLO

WHITTIER NARROWS

RIVER

PARCEL "C"

PARCEL "D"

PARCEL "A"

CITY OF INDUSTRY

WHITTIER NARROWS DAM

BEVERLY

CITY OF PICO RIVERA

GABRIEL

SAN GABRIEL

WHITTIER

PARCEL "B"

RIVER FWY

BLVD

CITY OF WHITTIER

MINES AVE

SAN GABRIEL

BLVD

SCALE: 1" = 2300'



LOS ANGELES COUNTY

LAFCO

LOCAL AGENCY FORMATION COMMISSION

December 23, 1996

Mr. David Martin
Supervisor, Tax Area Services
State Board of Equalization
P.O. Box 1713
Sacramento, California 95812-1713

THOMAS E. JACKSON
CHAIRMAN

HAL BERNSON
YVONNE BRATHWAITE BURKE
LARRY CONNELLY
JAMES DIGIUSEPPE
JOHN W. HASTINGS
HENRI F. PELLISSIER
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STAFF
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EXECUTIVE OFFICER

JUNE D. SAVALA
EXECUTIVE ASSISTANT

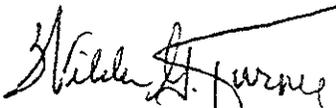
RE: ANNEXATION NO. 14 TO THE CITY OF PICO RIVERA

Dave:

The enclosed filings are submitted to your office in compliance with Government Code Section 54900 et seq.

Check No. 016838 in the amount of \$750, cover the required fees for this annexations. The effective date of the annexation is December 23, 1996.

Sincerely,



Wilda G. Turner
Acting Executive Assistant

Encl.

c: Assessor
Auditor-Controller
Public Works-Mapping ✓
Registrar-Recorder
City of Pico Rivera

⑩ I.M. : 114-257

T.G : 676 (H4), 677 (B1)

EFF DATE: 12-23-96

Annex. No: 14 to the

city of Pico Rivera

LOCAL AGENCY FORMATION COMMISSION LOS ANGELES COUNTY

CERTIFICATE OF COMPLETION

Boundary Change of City

I, Larry J. Calemine, Executive Officer of the Local Agency Formation Commission of the County of Los Angeles, do hereby certify that I have examined the attached documents with respect to the uninhabited proposal designated as:

"ANNEXATION NO. 14" TO THE CITY OF PICO RIVERA

and have found said documents to be in compliance with the resolution of approval adopted by the Local Agency Formation Commission of the County of Los Angeles on **November 13, 1996**.

All of the information required by the State law is contained in the attached documents and by this reference incorporated herein.

The affected territory shall not be taxed for any existing general indebtedness or contractual obligations.

The effective date of this boundary change of city is **December 23, 1996**.

IN WITNESS WHEREOF, I execute this Certificate this 23rd day of December 1996

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }

I certify that this is a full and correct copy of the original Certificate of Completion recorded with the Los Angeles County Recorder.

on December 23, 1996
No. 96-2072746

LARRY J. CALEMINE
LOCAL AGENCY FORMATION COMMISSION

By June D. Savala/WJ
Deputy


LARRY J. CALEMINE, Executive Officer

**JOINT RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES AND THE
CITY COUNCIL OF THE CITY OF PICO RIVERA
APPROVING AND ACCEPTING NEGOTIATED EXCHANGE
OF PROPERTY TAX REVENUE RESULTING FROM
"ANNEXATION NO. 14" (PARCELS A, B, C AND D)
TO THE CITY OF PICO RIVERA**

WHEREAS, pursuant to Section 99 of the Revenue and Taxation Code, prior to the effective date of any jurisdictional change the governing bodies of all agencies whose service areas or service responsibilities would be altered by such change must determine the amount of property tax revenue to be exchanged between the affected agencies and approve and accept the negotiated exchange of property tax revenues by resolution; but if the affected agency is a special district, the Board of Supervisors must negotiate on behalf of the district; and

WHEREAS, the Board of Supervisors of the County of Los Angeles and the City Council of the City of Pico Rivera have determined that the amount of property tax revenues to be exchanged between their respective agencies as a result of the annexation of unincorporated territory to the City of Pico Rivera, entitled "Annexation No. 14" is as set forth below.

NOW, THEREFORE, BE IT RESOLVED:

1. The negotiated exchange of property tax revenue between the County of Los Angeles and the City of Pico Rivera resulting from "Annexation No. 14" is approved and accepted.

2. For fiscal years commencing on and after July 1, 1997, or the July 1 after the effective date of this jurisdictional change, whichever is later, Twelve Thousand, Nine Hundred-Forty Dollars (12,940) in property tax revenue shall be transferred from the County of Los Angeles to the City of Pico Rivera. In addition, for each fiscal year commencing July 1, 1997, or the July 1 after the effective date of this jurisdictional change, whichever is later, a portion of the annual tax increment (ATI) attributable to the Tax Rate Areas within the Pico Rivera "Annexation No. 14," as set forth below, shall be transferred from the County of Los Angeles to the City of Pico Rivera and the County's share of incremental tax growth shall be reduced accordingly:

<u>Tax Rate Area</u>	<u>% of ATI</u>
07976	0.068576629
07982	0.071812698
08007	0.069104579
08045	0.071671245
09213	0.069079056
09681	0.069122468
09685	0.069051489
09694	0.069052051
09699	0.066707300
09707	0.066707300
12010	0.069122468
12014	0.069122164

3. For fiscal years commencing on and after July 1, 1997 or the July 1 after the effective date of this jurisdictional change, whichever is later, all property tax revenue received by Road District Nos. 1 and 4 attributable to the Pico Rivera "Annexation No. 14" area shall be transferred to the County of Los Angeles.

4. In the event that all or a portion of the annexation area is included within a redevelopment project pursuant to California Community Redevelopment Law, Health & Safety Code Sections 33000 et seq., the City of Pico Rivera shall not adopt the ordinance approving the redevelopment plan with respect to the annexed area until such time as the Redevelopment Agency of the City of Pico Rivera has diligently and in good faith complied with all applicable provisions of the California Community Redevelopment Law (California Health & Safety Code Section 33000 et. Seq.), or any other relevant provision of law. Any ordinance approving a redevelopment project which does not comply with this paragraph shall be void and of no effect with regard to the subsequent allocation and distribution of taxes to the Redevelopment Agency.

PASSED, APPROVED AND ADOPTED this 1st day of July, 1996,

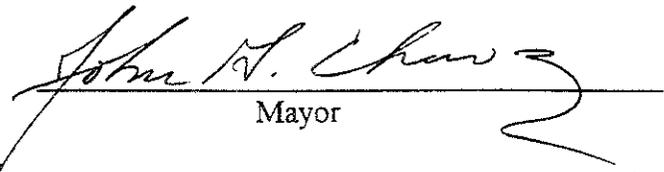
by the following vote:

AYES: De La Rosa, Gardner, O'Hara, Proo, Chavez

NOES: None

ABSENT: None

ABSTAIN: None



Mayor

ATTEST:



City Clerk

The foregoing resolution was adopted by the Board of Supervisors of the County of
Los Angeles on this 30th day of July, 1996.



Seal of the County of Los Angeles

COUNTY OF LOS ANGELES

Mike Antonovich

Chairman, Board of Supervisors

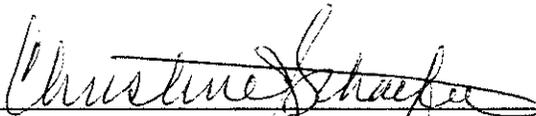
ATTEST:

JOANNE STURGES, Executive Officer-
Clerk of the Board of Supervisors

By *Sepia G. Villalobos*
Deputy

I, Christine J. Schaefer, do hereby certify that I am the duly appointed City Clerk of the City of Pico Rivera, California and that the foregoing Resolution No. 4301 Ordering Territory designated as "Annexation No. 14, Parcels A,B,C, and D" annexed to the City of Pico Rivera is a true and correct copy of the original thereof on file in my office.

I declare the foregoing to be true and correct under penalty of perjury. This 18th day of December 1996


Christine J. Schaefer, City Clerk
City of Pico Rivera, California

RESOLUTION NO. 4301

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA ORDERING TERRITORY DESIGNATED AS "ANNEXATION NO. 14, PARCELS A, B, C, AND D" ANNEXED TO THE CITY OF PICO RIVERA

WHEREAS, the Local Agency Formation Commission of the County of Los Angeles adopted its Resolution No. 1996-57 on November 13, 1996, making determinations and approving the proposed annexation of "Annexation No. 14, Parcels A, B, C and D" described in Exhibit A attached hereto and by this reference incorporated herein; and

WHEREAS, the terms and conditions of annexation as approved by the Local Agency Formation Commission are as follows:

- a. Withdrawal of the subject territory from County Road District Nos 1 and 4; and

WHEREAS, the reasons for this proposed annexation are to recoup sales tax revenue generated from businesses located within the proposed territory; gain local control of the eastern entrance into the city; and to provide consistency of annexing all uninhabited County territory located within Pico Rivera's sphere of influence; and

WHEREAS, the affected territory will not be taxed for existing general bonded indebtedness of this city; and

WHEREAS, a public hearing on this annexation was legally noticed and held by the Pico Rivera City Council on December 16, 1996, at which time any affected property owner was afforded the opportunity to protest the annexation; and

WHEREAS, this City Council finds and determines that the value of written protests filed and not withdrawn is less than 51 percent of the assessed value of land within the subject territory;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, DOES HEREBY DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. Annexation No. 14, Parcels A, B, C and D, described in Exhibit A is ordered annexed to the City of Pico Rivera.

SECTION 2. Annexation No. 14, Parcels A, B, C, and D shall be subject to all municipal services and municipal laws of the City of

Pico Rivera.

SECTION 3. The City Clerk shall certify to the adoption of this resolution and, henceforth and thereafter, the same shall be in full force and affect.

SECTION 4. The City Clerk is directed to transmit a certified copy of this resolution with any applicable fees required by the State Board of Equalization, pursuant to Section 54902.5 of the California Government Code, to the executive officer of the Local Agency Formation Commission of Los Angeles County.

Passed, approved and adopted this 16th day of December, 1996.

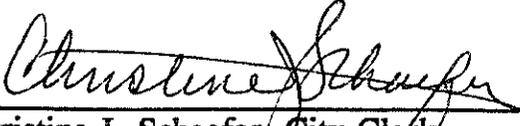
AYES: De La Rosa, Gardner, O'Hara, Proo, Chavez

NOES: None

ABSENT: None

ABSTAIN: None

ATTEST:


Christine J. Schaefer, City Clerk

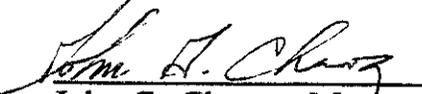

John G. Chavez, Mayor

Exhibit "A"

ANNEXATION NO. 14, PARCELS A, B, C AND D
TO THE CITY OF PICO RIVERA
Revised Description

Approved by the Local Agency Formation Commission

PARCEL A

Beginning at the intersection of the southeasterly line of that certain parcel of land described in Parcel 5-2 of Final Order of Condemnation in favor of the County of Los Angeles, a certified copy of which is recorded in Book 45107, page 260 of Official Records in the office of the Recorder of said County (in Route 605, San Gabriel River Freeway) and a line parallel with and 20 feet southwesterly, measured at right angles, from the center line of Rose Hills Road (80 feet wide) as said center line is shown on map of Parcel Map No. 6915, filed in Book 74, page 81 of Parcel Maps in the office of the Recorder of said County, said intersection being a point in the boundary of the City of Pico Rivera as same existed on September 18, 1995, said intersection also being an angle point in the boundary of City of Industry as same existed on said date; thence southeasterly along said last mentioned city boundary and following the same in all its various courses to its first intersection with the southeasterly prolongation of that certain course having a bearing and length of North 35°42'35"W 100 feet in the southwesterly line of Parcel Map No. 13969, filed in Book 153, page 43 of said Parcel Maps, said certain course also being that certain course having a bearing and length of South 35°53'13" East 124.65 feet in the northeasterly boundary of Parcel No. 3 as

described in lease agreement entitled "Agreement No. 84-246" between the Department of the Army and said City of Pico Rivera, dated October 1, 1984, on file in the office of the City Clerk of said last mentioned city; thence leaving said last mentioned city boundary North 35°53'13" West 431 feet to the northerly terminus of said last mentioned certain course; thence continuing along said northeasterly boundary of Parcel 3 the following described courses: North 70°25'51" West 770.43 feet, North 38°25'51" West 800.84 feet and North 70°25'51" West 205.00 feet to the northerly corner of said Parcel 3; thence leaving said northeasterly boundary North 70°25'51" West along the northwesterly prolongation of said last mentioned described course to the southeasterly line of the San Gabriel River as shown on County Surveyor's Filed Map No. 10872, sheet 2 on file in the office of the County Engineer of said County; thence southwesterly and southerly along said southeasterly line to its first intersection with said boundary of the City of Pico Rivera (in Mission Mill Road); thence southeasterly and southwesterly along said last mentioned boundary to the point of beginning.

Containing: 197.76 acres
0.309 square miles

PARCEL B

Beginning at the intersection of the southwesterly line of Lot 2 Citrus Grove Heights shown on map filed in Book 22, pages 86 and 87 of Maps in the office of the County

Recorder of the County of Los Angeles and the westerly line of that certain parcel of land designated as 207 on map filed in Book 3497, pages 285 and 286 of Official Records in the office of said Recorder, said westerly line being the easterly line of Southern Pacific Railroad right-of-way, said intersection being South 66°29' East 322.81 feet, measured along said southwesterly line, from the most westerly corner of said Lot 2, said intersection being a point in the boundary of the City of Pico Rivera as same existed on September 18, 1995; thence South 16°17'00" West along said westerly line and its southerly prolongation a distance of 816.16 feet to its first intersection with the boundary of the City of Whittier as same existed on said date; thence northeasterly along last mentioned boundary and following the same in all its various courses to its first intersection with the southerly line of Whittier Boulevard, 80 feet wide; thence continuing along said boundary of the City of Whittier South 39°47'00" West 130 feet and South 25°28'09" West 486.95 feet to an angle point in said last mentioned boundary; thence leaving said boundary South 27°15'38" West 153.39 feet; thence South 15°31'09" West 125.34 feet to a point in the northwesterly boundary of Tract No. 15179 as shown on map filed in Book 337, pages 36, 37 and 38 of said Maps; thence South 57°49' West 114.33 feet along said northwesterly boundary to an angle point thereon; thence continuing along the boundary of said Tract No. 15179 the following described courses: South 19°39'30" West 161.23 feet, South 10°17'20" West 233.20 feet, South 5°52' West 279.29 feet and South 48°05'00" East 125.94 feet to the most northerly corner of Tract No. 24463 as shown on map filed in Book 637, pages 46, 47 and 48, of said Maps; thence South 19°33'50" West 1483.14

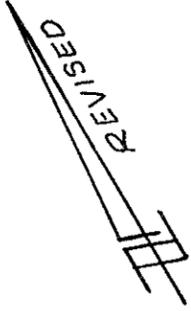
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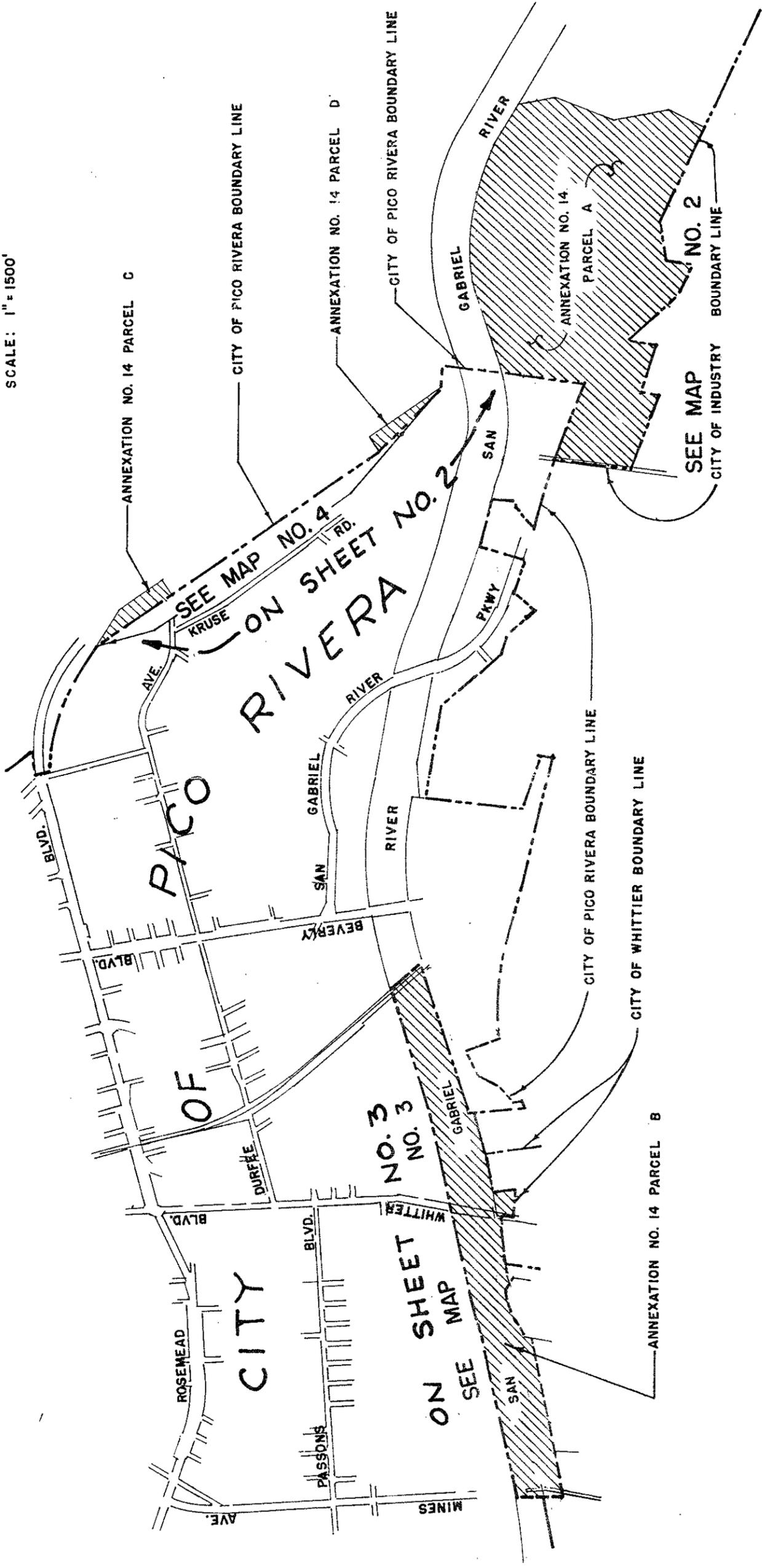
PARCEL C

Beginning at the northwesterly corner of Parcel Map No. 351 as shown on map filed in Book 9, Page 27 of Parcel Maps in the office of the Recorder of the County of Los Angeles, said corner being a point in the boundary of the City of Pico Rivera as same existed on September 18, 1995, the northerly line of said parcel map being the westerly prolongation of that certain course having a bearing of N 86°37'10" E in the northerly line of Parcel 2 as shown on map filed in Book 84, pages 94 and 95 of Record of Surveys in the office of said Recorder; thence North 3°22'50" West, measured at right angles from said last mentioned westerly prolongation, a distance of 200 feet; thence South 86°37'10" West, parallel with said northerly line, a distance of 982 feet to its first intersection with the northeasterly prolongation of that certain course having bearing and distance of N 58°35'23" E 539.35 feet in the westerly boundary of Parcel 1 as shown on map filed in Book 84, pages 48 and 49 of said Record of Surveys, said last mentioned certain course being in said boundary of the City of Pico Rivera; thence South 58°35'23" West 421 feet along said northeasterly prolongation to an angle point in said boundary of the City of Pico Rivera; thence easterly along said last mentioned boundary to the point of beginning.

Containing: 5.14 acres
0.008 square miles



SCALE: 1" = 1500'

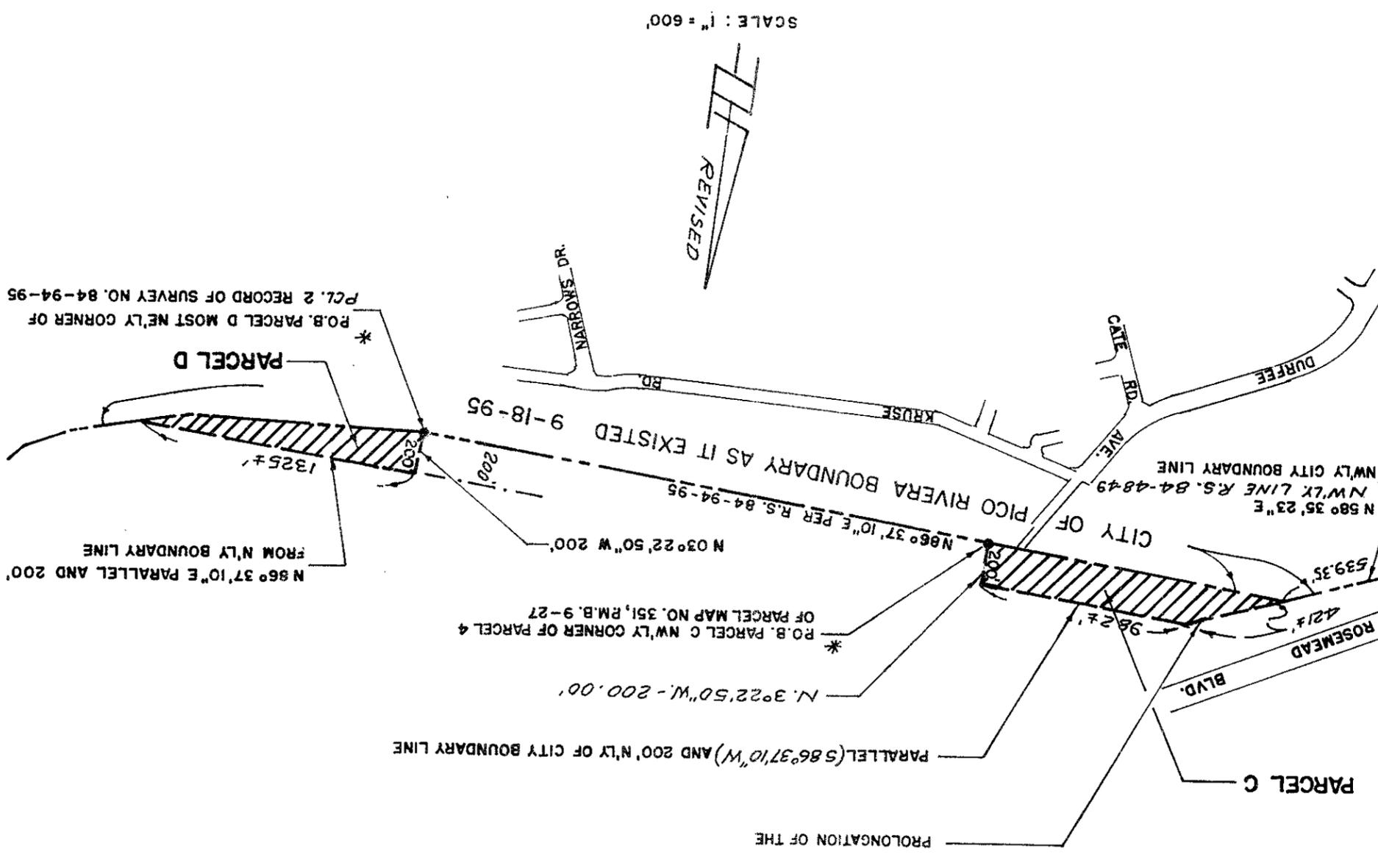


KEY MAP

ANNEXATION NO. 14 PARCEL A, B, C AND D
IN LOS ANGELES COUNTY, TO CITY OF PICO RIVERA.

ANNEXATION NO. 14 PARCEL C AND D TO THE CITY OF PICO RIVERA, CONTAINING: PARCEL C = 5.14 ACRES, 0.008 SQ. MILE
 PARCEL D = 3.26 ACRES, 0.005 SQ. MILE

MAP 4



SCALE: 1" = 600'

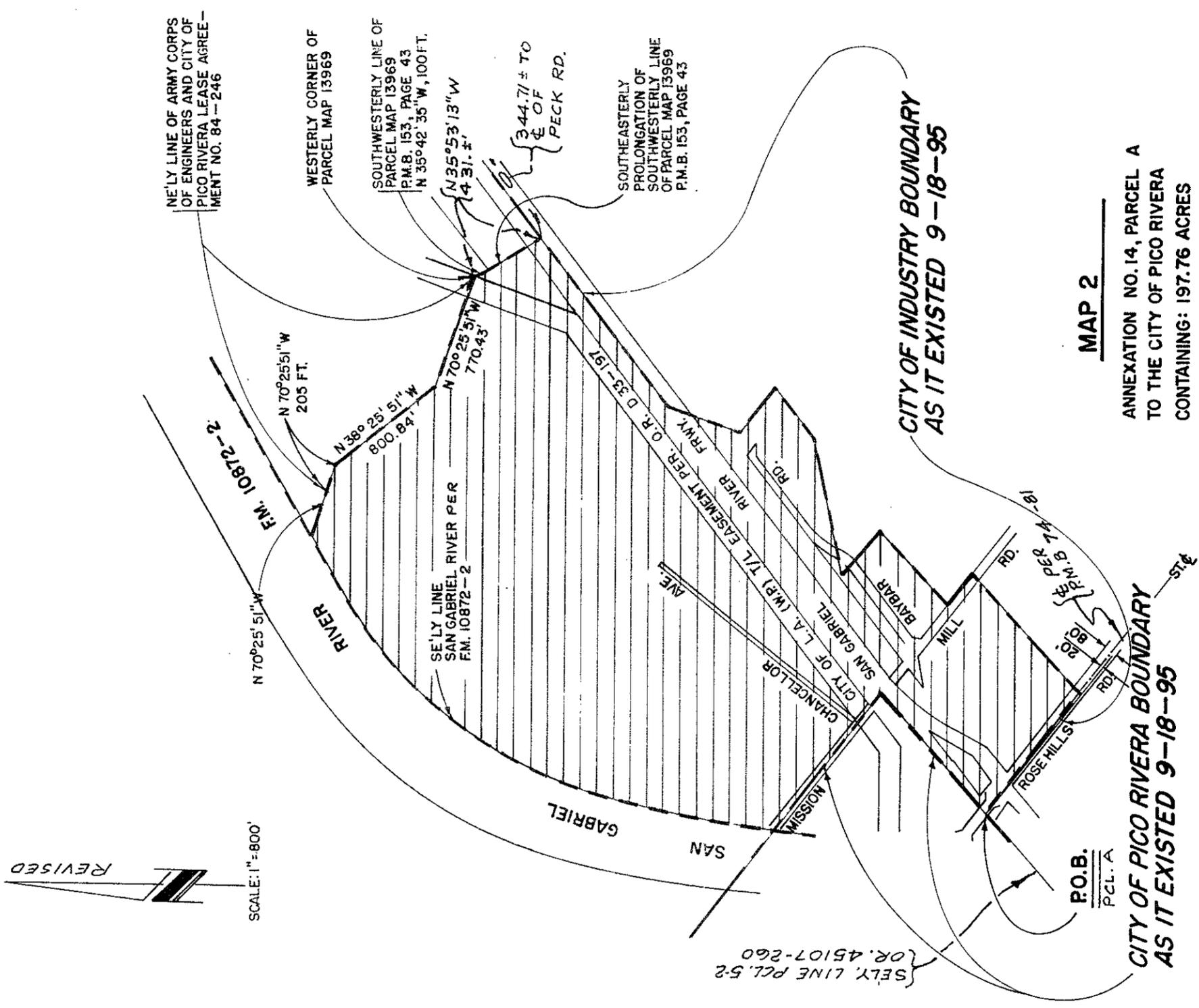


* P.O.B. PARCEL D MOST N.E. LY CORNER OF PCL. 2 RECORD OF SURVEY NO. 84-94-95

* P.O.B. PARCEL C NW LY CORNER OF PARCEL 4 OF PARCEL MAP NO. 351, P.M.B. 9-27

MAP 2

ANNEXATION NO. 14, PARCEL A TO THE CITY OF PICO RIVERA CONTAINING: 197.76 ACRES



SCALE: 1" = 800'

